



Town of Merrimack, New Hampshire

Community Development Department
6 Baboosic Lake Road
Town Hall - Lower level - East Wing

603 424-3531
Fax 603 424-1408
www.merrimacknh.gov

Planning - Zoning - Economic Development - Conservation

MERRIMACK PLANNING BOARD AGENDA FOR TUESDAY, FEBRUARY 21, 2023 MATTHEW THORNTON ROOM 6:30 P.M.

1. Call to Order
2. Planning & Zoning Administrator's Report
3. Consent Agenda
 - a. No items for this meeting
4. **Black Diamond Holdings, LLC (applicant) and MM Realty Trust (owner)** – [Continued review for final approval of a site plan for the redevelopment of an existing automotive/junkyard use into a 102,600 square foot warehouse and associated site improvements](#). The parcel is located at 734 DW Highway in the C-2 (General Commercial) and Aquifer Conservation Districts. [Tax Map 7E, Lot 31](#). Case # PB2022-36. *This item is continued from the October 18, November 15, December 20, 2022, and January 17, 2023 Planning Board Meetings.*
5. **Starten Realty, LLC (applicant/owner)** – Continued review for acceptance and consideration of final approval for a site plan for the addition of a gas station, convenience store and drive-thru coffee shop at the site of an existing car wash. The parcel is located at 376 DW Highway in the C-2 (General Commercial), Aquifer Conservation, and Elderly Housing Overlay Districts. [Tax Map 4D-3, Lot 002](#). Case #PB2022-40. *This item is continued from the November 15 & December 20, 2022, & January 17, 2023 Planning Board Meetings.* – [Request Continuance to March 21, 2023](#)
6. **S.J. Torres (applicant) and Orrin H. Connell Family Trust (owner)** – [Continued review for consideration of a waiver of full site plan review to permit a variety of temporary "event" uses on site](#). The parcel is located at 454 Daniel Webster Highway in the C-2 (General Commercial), Aquifer Conservation, Elderly Housing, and Town Center Overlay Districts. [Tax Map 5D-4, Lot 54](#). PB2022-46. *This item is continued from the December 6 & December 20, 2022, & January 17, 2023 Planning Board Meetings.*
7. **McDonald's USA, LLC (applicant) and CP Merrimack, LLC (owner)** – Continued review for consideration of a waiver of full site plan to reconfigure the existing single order point drive-thru with a dual order point configuration. The parcel is located at 9 Dobson Way in the C-2 (General Commercial) & Aquifer Conservation Districts, and Wellhead Protection Area. [Tax Map 4D-, Lot 054-03](#). Case #PB2022-47. *This item is continued from the December 6, 2022 & January 17, 2023 Planning Board Meetings.* – [Request Continuance to March 21, 2023](#)
8. **Nick Napior (applicant) and Robert Napior Revocable Trust (owner)** – [Continued review for consideration of a waiver of full site plan review to convert an existing boat storage and service facility into an automotive service facility, thus allowing for automotive repair,](#)

[service, and storage uses and associated site improvements](#). The parcel is located at 54 Daniel Webster Highway in the Industrial (I-1) and Aquifer Conservation Districts. [Tax Map 2D, Lot 29](#). Case # PB2023- 06. *This item is continued from the February 7, 2023 Planning Board Meeting.*

9. Discussion/possible action regarding other items of concern

10. Approval of Minutes — February 7, 2023

11. Adjourn

Copies of application materials are available at the Community Development Department office in the Merrimack Town Hall for review by the general public between the hours of 8:30 A.M. and 4:30 P.M., Monday through Friday. The Matthew Thornton Room at Town Hall is accessible to the disabled. Persons requiring special arrangements are encouraged to call 424-3531 at least 48 hours in advance. It is the policy of the Board not to take up any new business after 10:30 P.M. and to adjourn by 11:00 P.M.

(Posted to website: February 16, 2023)